

## Capital Budget

### Capital Expenditure April – September 2025

The Capital Budget for 2025/26 is estimated to be **£25.874m**. As at the end of Period 6 (30 September 2025), there is an actual spend of **£2.862m** which is about **11.1%** of the total budget

A significant percentage of the works are scheduled to start in October/November 2025 with completion of the projects to be between December 2025 and March 2026. We are currently reporting a total projected underspend of **£3.678m** consisting of a marginal underspend of **£0.218m** in respect of carbon reduction works, an underspend of **£1.020m** of the Planned Maintenance Programme and an underspend of **£2.440m** in respect of New Build and Acquisitions.

It should be noted that, the Planned Maintenance programme has a further committed spend of **£2.832m** for internal works (kitchens and bathrooms and heating) which will commence in January 2026 but will not be completed before the end of the financial year. This will be funded by the underspend of £1.020m from this year's programme and the remaining **£1.812m** will be funded from next year's Planned Maintenance budget.

### Planned Maintenance 2025/26

The forecast at Period 6 for planned maintenance works in this financial year is **£9.157m**. The works include the following:

- **Internals: Kitchens, Bathrooms, Heating**

The full year forecast at the end of Period 6 is **£1.478m**. Works are scheduled to build up in October/November 2025 with planned completions in January/February 2026.

- **Externals: Windows, Doors, Pointing, Lintels**

The full year forecast at Period 6 is **£1.938m**. Works are scheduled to build up in October/November 2025 with planned completions in February/March 2026.

- **Externals: Roofing incl. fascias, soffits & rainwater**

The full year forecast at Period 6 is **£4.381m**. Works are scheduled to build in October/November 2025 with a planned completion of January/February 2026.

- **Upgrade of Communal Areas in Flats**

The full year Forecast at Period 6 is **£1.257m**. Works are scheduled to start in October/November 2025 with a planned completion of January/February 2026.

- **Demolition of Garages**

The full year forecast at Period 6 is **£0.103m**. Works scheduled to start in October/November 2025 with a planned completion of January/February 2026.

## **Carbon Reduction**

The full year forecast at Period 6 is **£9.320m**. Several Contracts have been awarded with works scheduled to start in October/November 2025 with planned completions in February/March 2026. The current energy schemes are as follows:

- **Freetown Estate and Stanley Close**

The full year forecast at Period 6 for this scheme is **£2.415m**. A fabric first approach is adopted to make a building's physical components highly energy efficient, reducing energy demand and carbon emissions. The works include top up loft insulation, removal of cavity wall degraded insulation and refilled with more thermally efficient cavity wall insulation, new windows and doors, ventilation upgrade, energy efficient lighting and solar photovoltaics, Heat pumps to 30 properties

- **Chesham**

The full year forecast at period 6 is **£1.443m**. A fabric first approach is adopted, and the works comprise of loft insulation upgrade, removal of cavity wall degraded insulation and refilled with more efficient cavity wall insulation, new windows and doors, ventilation upgrade, energy efficient lighting and solar photovoltaics.

- **Hollinghurst Estate**

The full year forecast at Period 6 is **£1.646m**. A fabric first approach is adopted, and the works consist of loft insulation upgrade, removal of cavity wall degraded insulation and refilled with more energy efficient cavity wall insulation, new windows and doors, ventilation upgrade, energy lighting and Solar photovoltaics.

- **Langley Hall, Leemans Hill and Park Lane**

The full year forecast at period 6 is **£1.109m**. A fabric first approach is adopted and the works consist of loft insulation upgrade, removal of cavity wall degraded insulation and refilled with more energy efficient cavity wall insulation, new windows and doors, ventilation upgrade, energy lighting and Solar photovoltaics.

- **Heywood Road, Turnbull and Rainsough Estate**

The full year forecast at period 6 is **£1.929m**. A fabric first approach is adopted and the works consist of loft insulation upgrade, removal of cavity wall degraded insulation and refilled with more energy efficient cavity wall insulation, new windows and doors, ventilation upgrade, energy lighting and Solar photovoltaics.

- **Wave 2 Social Housing Decarbonisation Funding**

- £0.778m of expenditure has been incurred for slippage from 2024/25 of Wave 2 EPC upgrade works at various properties.

## **Disabled Adaptations £1.892m and Miscellaneous Capital Budgets £4.944m**

The total miscellaneous budget for 2025/26 is £6.8m and consists of disabled adaptations and various miscellaneous expenditure including fire risk assessment works, structural alterations, compliance works and ad hoc kitchens and bathrooms etc. No slippage is being reported in the

forecast at Period 6. Works scheduled to build up in October/November 2025 with planned completion of all works by March 2026.

### **New Build / Acquisitions £0.560m**

The budget for acquisition of new properties in 2025/26 is **£3m** but we are only expecting 2 properties to be acquired in the current final year at a total cost of £560,000 with slippage of **£2.44m** being carried forward in 2026/27.

The Council is in negotiations to acquire further 10 properties which are expected between September and December 2026.

Steve Glazebrook 3/11/25